

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		SUMMER ST PL, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	BAUER GREGORY A & ELLEN M/ TRS		
Owner 2:	GREGORY A BAUER 2019 LIVING TR		
Owner 3:	ELLEN M BAUER 2019 LIVING TRUS		
Street 1:	5 SUMMER ST PLACE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	BAUER GREGORY -		
Owner 2:	BAUER ELLEN -		
Street 1:	5 SUMMER ST PLACE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .369 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 3207 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16060		Sq. Ft.	Site		0	70.	0.56	11									631,261						631,300	

Total AC/HA:	0.36869	Total SF/SM:	16060	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON		Total:	631,261	Spl Credit		Total:	631,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16060.000	460,700		631,300	1,092,000
Total Card	0.369	460,700		631,300	1,092,000
Total Parcel	0.369	460,700		631,300	1,092,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		340.53	/Parcel: 340.53

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	460,700	0	16,060.	631,300	1,092,000		Year end	12/23/2021
2021	101	FV	445,600	0	16,060.	631,300	1,076,900		Year End Roll	12/10/2020
2020	101	FV	445,800	0	16,060.	631,300	1,077,100	1,077,100	Year End Roll	12/18/2019
2019	101	FV	344,400	0	16,060.	631,300	975,700	975,700	Year End Roll	1/3/2019
2018	101	FV	344,400	0	16,060.	423,800	768,200	768,200	Year End Roll	12/20/2017
2017	101	FV	277,900	0	16,060.	405,800	683,700	683,700	Year End Roll	1/3/2017
2016	101	FV	277,900	0	16,060.	369,700	647,600	647,600	Year End	1/4/2016
2015	101	FV	261,400	0	16,060.	297,600	559,000	559,000	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

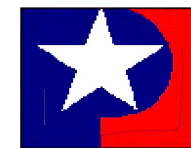
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2013	Measured	JBS	JOHN S
5/16/2013	Info Fm Prmt	EMK	Ellen K
2/4/2009	Meas/Inspect	189	PATRIOT
12/28/2005	MLS	HC	Helen Chinal
1/10/2000	Mailer Sent		
1/10/2000	Measured	264	PATRIOT
7/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ____/____/____



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	43269
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	5	- Cape
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struc:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GREEN	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1948	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G18	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	15	- H.V.A.C	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:	3	Rating: Average

OTHER FEATURES

Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:	2	Rating: Good
WSFlue:		Rating:

CONDO INFORMATION

Location:		
Total Units:		
Floor:		
% Own:		
Name:		

DEPRECIATION

Phys Cond:	GV	- Good-VG	10.0	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			10.8	%

CALC SUMMARY

Basic \$ / SQ:	110.00
Size Adj.:	1.03517973
Const Adj.:	0.98990101
Adj \$ / SQ:	112.720
Other Features:	128624
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	516535
Depreciation:	55786
Depreciated Total:	460750

COMMENTS

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RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 7		BRs: 3		Baths: 2		HB 1					

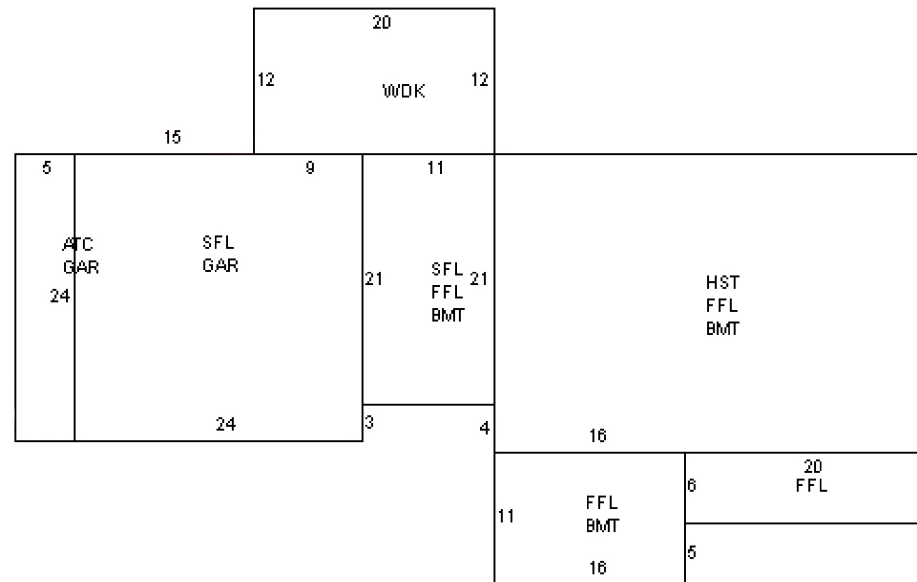
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,427	112.720	160,851	
BMT	Basement	1,307	50.050	65,412	
SFL	Second Floor	807	112.720	90,965	
GAR	Garage	696	18.400	12,809	
HST	Half Story	450	112.720	50,724	
WDK	Deck	240	10.060	2,415	
ATC	Attic	42	112.720	4,734	
Net Sketched Area:		4,969	Total:		
Size Ad	2726	Gross Area	15655	FinArea	3207

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB		40	G

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	101						
2	Frame Shed	D	Y	1	10X8	A	AV	1980	0.00	T	31.2	101						

PARCEL ID

068.0-0002-0002.B

IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total: